



Harrisons Drive, Woodley

 JARDINE
ESTATES



Harrisons Drive

Woodley, Stockport

Welcome to Harrisons Drive a superb family home on a quiet cul de sac. You are a stone's throw away from all the action but far enough away not to be disturbed by the hustle and bustle.

This property would suit a young family or couple looking for a home with bags of space to grow into.

On entrance you come into a small porch area to kick off your shoes before entering your hallway which is light and airy.

To the left is the dual office space, plenty of room for you both to work from home in comfort. This space would make a great second sitting room or a home gym.

Back into the hallway and to your right is your first reception room, the most comfortable living room with space for several sofas, large bay window plus a cosy electric fire to gather round on a chilly evening.





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Head straight through now to the rear of the property, and step into your stunning kitchen, dining and living areas. This dark blue kitchen with pristine, white quartz worktops is a cook's dream. Integrated dishwasher, Neff double oven, induction hob, double sink and space for a large American style fridge freezer.

There is a large breakfast bar and space for a big family table for relaxed Sunday lunches.

On sunny days you can throw open the bi fold doors and enjoy your dinner outside. The large, decked area and glass balustrade are large enough to host any number of guests and children.

A separate utility room has space for a washer and dryer, separate sink for the muddy football boots and a shower room with wc.

Back into the kitchen and dining area, the current owners have created a beautiful playroom. Perfect for keeping your eyes on the little ones while you make dinner and at the end of a busy day just close the bi fold doors and wander into your own front room for peace and tranquillity.







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The first floor gives you five bedrooms, one single, four doubles plus family bathroom.

The bathroom has a bath and a separate shower cubicle, relax in the bath with a glass of wine at the end of a long day or be refreshed with the thermostatic shower in the morning.

Your principal bedroom sits at the front of the property and has space for a king-sized bed and wardrobes if needed, however, the current owners have utilised the generous single bedroom next door as a walk-in wardrobe.

The three remaining bedrooms are all doubles with space for wardrobes and further storage if required.





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Outside

At the front of the property there is a driveway for several vehicles and access to the rear garden.

To the rear you have a large, patio, ideal for those pre-dinner drinks.

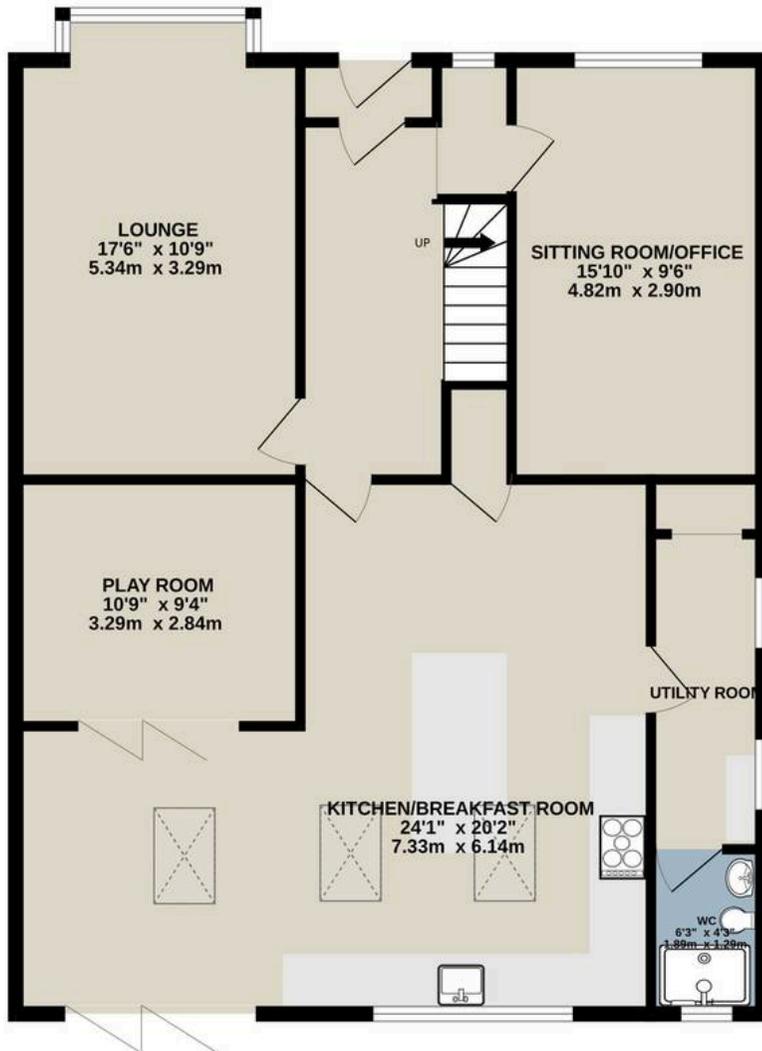
A pretty, lawned area is perfect for outdoor play equipment and for those with green fingers there is plenty of room for growing your own flowers and veg.

The garden isn't overlooked so you can enjoy the peace and quiet with family and friends.

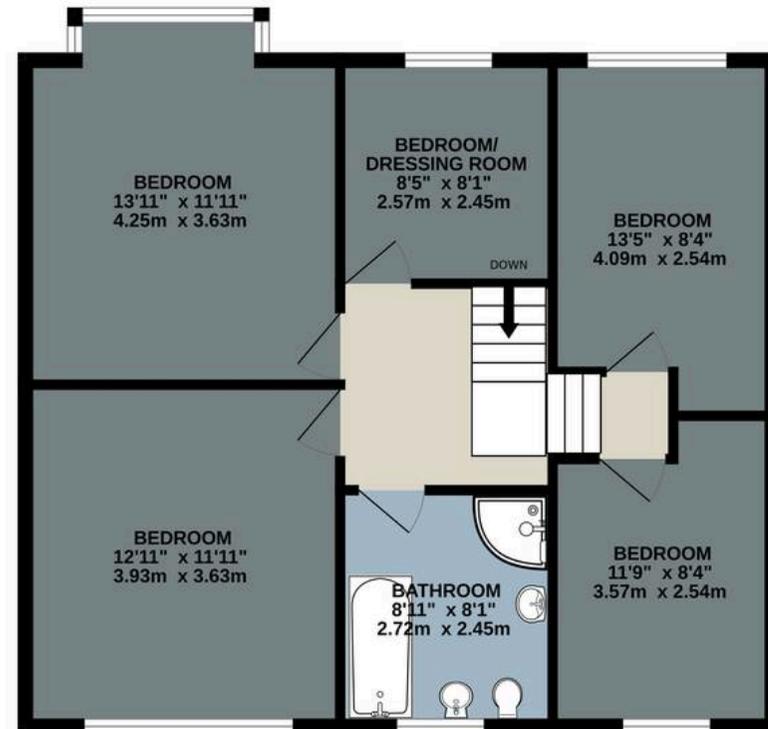




GROUND FLOOR
1030 sq.ft. (95.7 sq.m.) approx.



1ST FLOOR
723 sq.ft. (67.2 sq.m.) approx.



TOTAL FLOOR AREA : 1753 sq.ft. (162.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Pull on your walking shoes and within a mere 5 minutes you are strolling in Werneth Low Country Park. Take a walk, feel the bite of the wind on your cheeks and reward yourself with a foamy pint at the local before heading back home. Romiley village is a fifteen-minute walk away with eateries galore in and about this area, will you opt for Italian or perhaps a more traditional carvery? With a bustling high street including a greengrocer and several butchers, a theatre and a swimming baths / gym. You are within easy reach of good transport networks both road and rail and just 25 minutes to Manchester Airport.

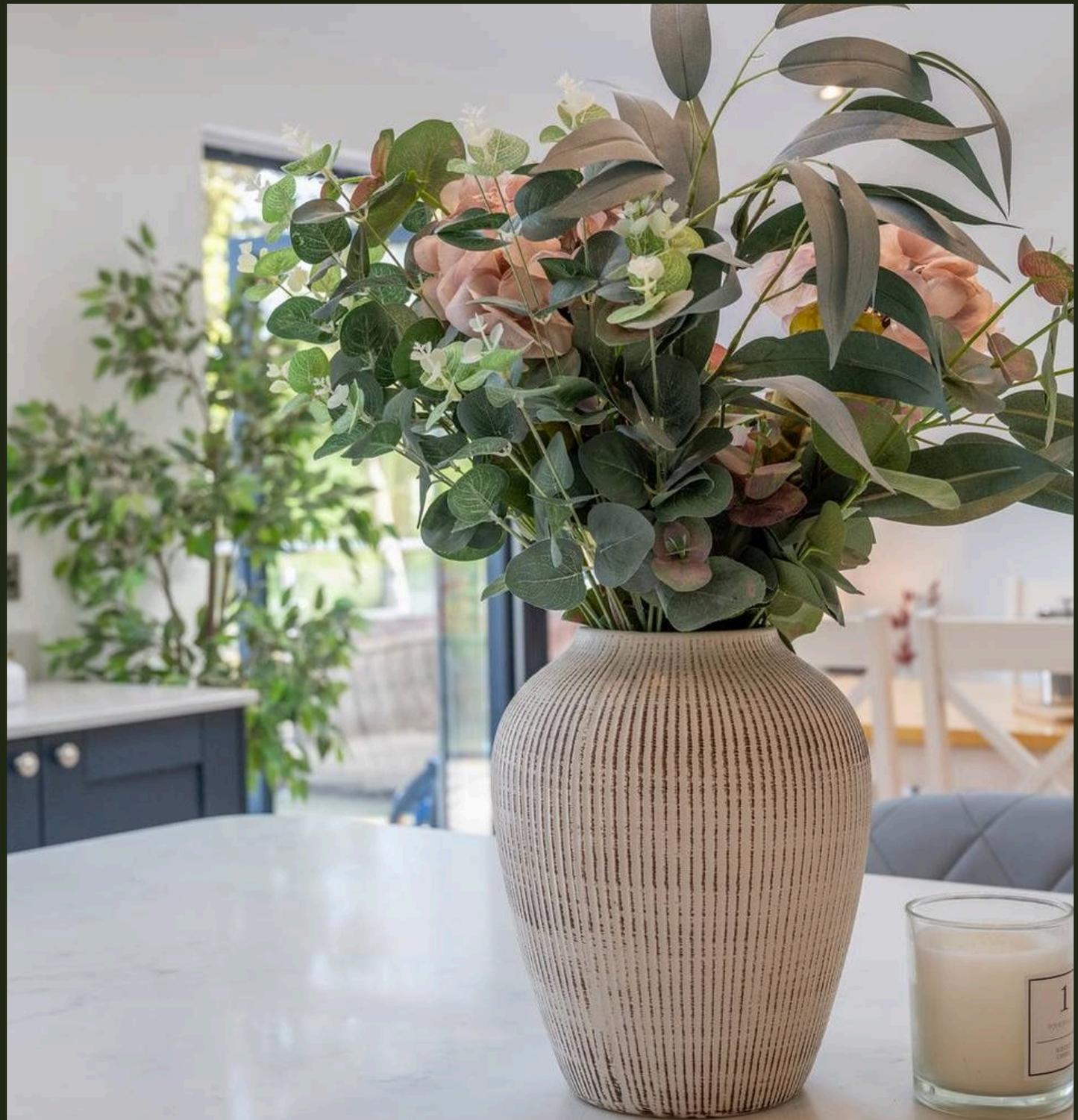
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- 1960's Detached property
- Ideal family home within easy reach of Romiley centre
- Fabulous sunny rear garden which is not overlooked.
- Stunning kitchen with bi folds out to the garden
- Two reception rooms
- Off-road parking for several cars
- Quiet Cul de Sac





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